

027.A

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

829,400 / 829,400

USE VALUE:

829,400 / 829,400

ASSESSED:

829,400 / 829,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
76		OXFORD ST, ARLINGTON

OWNERSHIP		Unit #:	76
Owner 1:	LITOWSKI JENNIFER R &		
Owner 2:	QUICK ANDREW J		
Owner 3:			

Street 1:	76 OXFORD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	COOLEY ROBIN -
Owner 2:	SANDERS MARY JENNIFER -
Street 1:	76 OXFORD ST
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1993 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
	Topo
	Street
	Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7198																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	826,400	3,000		829,400		220450
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

Total Card	0.000	826,400	3,000		829,400	Entered Lot Size
Total Parcel	0.000	826,400	3,000		829,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	416.16	/Parcel:	416.1
						Land Unit Type:

Parcel ID: 027.A-0002-0010.0

!14506!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	813,800	3000	.		816,800	816,800	Year End Roll	12/18/2019
2019	102	FV	720,600	3000	.		723,600	723,600	Year End Roll	1/3/2019
2018	102	FV	636,900	0	.		636,900	636,900	Year End Roll	12/20/2017
2017	102	FV	580,300	0	.		580,300	580,300	Year End Roll	1/3/2017
2016	102	FV	580,300	0	.		580,300	580,300	Year End	1/4/2016
2015	102	FV	536,000	0	.		536,000	536,000	Year End Roll	12/11/2014
2014	102	FV	511,400	0	.		511,400	511,400	Year End Roll	12/16/2013
2013	102	FV	511,400	0	.		511,400	511,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COOLEY ROBIN,	65942-493		8/20/2015		605,000
COOLEY ROBIN	52800-74		5/19/2009	Family	100
COOLEY ROBIN S	42968-323		8/3/2004	Family	100
GARRITY DONALD	31935-24		10/18/2000		369,000
					No No 4

BUILDING PERMITS		ACTIVITY INFORMATION	
Date		Result	
7/8/2015		Measured	
5/29/2013		External Ins	
6/19/2013		Info Fm Prmt	
5/18/2001		Inspected	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 2 - Slate				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1917	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 8	BRs: 3	Baths: 2	HB							
Const Mod:				% Own: 57.000000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	8	3	2						
Sec Int Wall:		%		Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors:		%		Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj: 1.17684388				General:											
Electric: 3 - Typical				Const Adj: 1.00940204															
Insulation: 2 - Typical				Adj \$ / SQ: 350.433															
Int vs Ext: S				Other Features: 82500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.29999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 1015187															
% Com Wall	% Sprinkled:			Depreciation: 188825				Juris. Factor:		Before Depr: 455.56									
				Depreciated Total: 826362				Special Features: 0		Val/Su Net: 414.65									
								Final Total: 826400		Val/Su SzAd: 414.65									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.A-0002-0010.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	19X9	A	AV	1917	29.62	T	40	102			3,000		3,000		
More: N	Total Yard Items:	3,000		Total Special Features:			Total:	3,000											
Undisplayed Areas: GLA: 1993																			